

## Inventory of Nonresidential Space -- Loudoun County

In 2005, Loudoun County's inventory of nonresidential space totaled 61 million square feet. Retail is most concentrated in Leesburg and Sterling, which combine for 61 percent of Loudoun's total retail space. Ashburn contains more than 54 percent of Loudoun's office space and nearly 51 percent of Loudoun's industrial space. A map showing the location of the planning subareas is found on page 71.

**Table G-3**  
**Inventory of Nonresidential Space by Planning Subarea, 2005**  
**Loudoun County, Virginia**

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other*		
Ashburn	7,594,768	8,756,385	1,584,790	6,310,839	24,246,781	39.7%
Dulles	769,520	1,845,179	776,192	2,354,138	5,745,029	9.4%
Leesburg	2,035,843	622,078	3,266,770	3,292,881	9,217,573	15.1%
Northwest	4,398	23,103	31,405	239,793	298,699	0.5%
Potomac	580,084	62,656	1,083,359	1,793,464	3,519,563	5.8%
Route 15 North	1,008	7,361	7,361	81,697	97,427	0.2%
Route 15 South	0	14,709	17,693	40,356	72,759	0.1%
Route 7 West	156,193	386,790	442,765	1,341,706	2,327,454	3.8%
Southwest	95,995	17,803	138,131	224,797	476,727	0.8%
Sterling	2,820,280	5,421,274	3,124,200	3,646,624	15,012,379	24.6%
<b>Total</b>	<b>14,058,090</b>	<b>17,157,338</b>	<b>10,472,666</b>	<b>19,326,296</b>	<b>61,014,389</b>	<b>100%</b>
Distribution	23.0%	28.1%	17.2%	31.7%	100.0%	

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

\* Includes schools, hospitals, churches, airport support facilities, self storage, etc.